



February 1, 2010

MEMORANDUM FOR HEADS OF FEDERAL AGENCIES

FROM:


CLARK VAN EPPS
DIRECTOR
REAL PROPERTY UTILIZATION & DISPOSAL (9PZ)

SUBJECT: Notice of Availability of Excess Real Property
452 Acres of Land at the NASA Santa Susana Field Laboratory
Ventura County, CA 93063
GSA Control Number 9-Z-CA-1666

The real property described on the attached sheets is excess and hereby offered to other Federal agencies for possible utilization pursuant to provisions contained in the "Property Act" (40 U. S. C. 101 et seq.) and in accordance with procedures established by the Federal Management Regulations (40 CFR 102-75).

The purpose of this notice is to determine whether there is any further Federal Government need for this property. If there is not, the property will be determined surplus to the needs of the Federal Government and disposed of under existing laws and regulations.

You are requested to advise this office no later than 180 days from the date of this letter if your agency is interested in acquiring this property. Please send interest letters to:

General Services Administration
Attn: Tom Doszkocs
Real Property Utilization & Disposal Division, 9PZ
880 Front Street, Suite 4236
San Diego, CA 92101
Tel: (619) 557-5029 / Fax: (619) 557-2929
(tom.doszkocs@gsa.gov)

Attachments

PROPERTY DESCRIPTION

1. **Property Identification:** 452 acres of NASA Land & Improvements
Santa Susana Field Laboratory (SSFL)
Ventura County, California 93063
2. **GSA Control No.:** 9-Z-CA-1666
3. **Location:** SSFL is located in southeastern Ventura County, California, near the crest of the Simi Hills at the western border of the San Fernando Valley, Los Angeles County, approximately 30 miles northwest of downtown Los Angeles. SSFL is bordered by Bell Canyon on the south; the Santa Monica Mountains Conservancy's Sage Ranch Park and the American Jewish University on the north; several ranches and mobile home parks on the east; and Meier & Runkle Canyons on the west. SSFL is located at approximately 1800 feet above sea level and is dominated by mountainous terrain with very little level land suitable for development. The site is accessed via a private two-lane, winding mountain road several miles long.
4. **Holding Agency:** National Aeronautics & Space Administration
Headquarters, Facilities Engineering and Real Property
Division, Washington, DC 20546-0001
5. **Custodian:** Mr. Joe Flores (202) 358-0994
6. **Land & Improvements:** The property consists of two NASA-owned parcels of land and improvements (452 +/- acres), surrounded almost entirely by property owned by the Boeing Company. The largest NASA-owned parcel is Area II, consisting of 410 acres (acquired from the Air Force in 1973) located in the central portion of SSFL, containing individual rocket test-firing areas and associated infrastructure, including test stands (open-framed metal structures with concrete foundations and related buildings), propellant storage and loading facilities, existing surface impoundments, an inactive sewage treatment plant, and administrative buildings and offices. In addition, approximately 42 acres of NASA--owned land is located in Area I, which NASA acquired from the Air Force in 1976, and at one time housed a liquid oxygen plant. The plant's buildings and tanks were removed in the 1970s. Boeing maintains the NASA-owned property under a disposition and maintenance contract.
7. **Access & Utilities:** Ingress and egress to the property is restricted through a single, manned security gate. All visitors must be cleared prior to entry and must be escorted while onsite. Utilities at SSFL are interconnected and shared between Boeing and NASA-owned lands. Electricity & Natural Gas: Southern California Edison is the sole provider of electricity. Electrical power distribution is a complex interactive system that provides electricity to SSFL and privately-owned areas outside SSFL. The natural gas line that runs through Area II also supplies gas to Boeing-owned Area I. Fresh water: The water system at SSFL is a gravity-fed loop system dependent upon elevated water tanks to provide pressure for the system which supplies all of the areas at SSFL. Water is purchased directly from Ventura County. Sewer System: There are 3 sewage treatment plants on SSFL with one located in Area II on NASA-owned land and used as a holding station for transfer to a plant on Boeing land, with waste transferred offsite for disposal. Telecommunications: a Boeing-supported communication infrastructure provides digital telephone and fiber optic data service to NASA property.

8. **Environmental Data:** Soil and groundwater contamination exists at most areas where NASA test-fired liquid-fuel rocket engines and performed other propulsion-related research. Trichloroethylene (TCE) is the most significant contaminant in groundwater. Five distinct TCE plumes in groundwater exist within the NASA areas, all but one of which has migrated off NASA property but remains within SSFL boundaries. Flows are controlled through monitoring and pumping as required. PCBs, PAHs, dioxins, and metals are the primary soil contaminants.

Remedial activities are being performed under oversight of the California Dept. of Toxic Substance Control pursuant to a consent order issued in 2007. The consent order also covers SSFL site-wide groundwater contamination being pursued jointly by NASA, Boeing and the Dept. of Energy. The consent order is currently being revised to address contamination under the State Superfund law. The NASA property is also under a RCRA corrective action plan and post-closure permit. NASA will continue to be responsible for all remedial actions on its property until those actions are complete.

Boeing holds a permit for storm water runoff from SSFL in accordance with established chemical limits from its NPDES permit. There are a total of five NPDES outfalls on NASA property; one of which receives runoff from remediation areas on NASA Area II.

Asbestos containing materials as well as lead-based paint exist in many of the improvements on NASA property. Pesticides have been applied in the management of the property in accordance with applicable laws and regulations. All underground storage tanks have been removed with associated closure reports issued.

NASA-owned property also includes four sensitive plant species; three sensitive bird species; three sensitive mammal species; and two sensitive reptile species.

Boeing property adjacent to NASA's Area II was used for nuclear research and formerly contained a small nuclear reactor. The Boeing owned, Department of Energy operated property is contaminated with underground plumes of tritium and is currently being surveyed by EPA for other radiological contamination.

9. **Historical Data:** A total of nine individually eligible historic properties, including the six NASA-owned test stands and associated control houses, have been determined to be eligible for the National Register of Historic Places (NHRP), with significance (Criterion A) for their role in the development and testing of various rocket engines, and Criteria C for their specialized engineering and design. In addition, three of the test stand areas have been designated as historic districts for significance in military, engineering, transportation and space exploration.

Area II contains one archeological site: the Burro Flats Painted Cave and Community Mill which was listed on the NHRP in 1976 with the designation of "Information Potential and Prehistoric Art" from Native American habitation during the period 1000-1499 AD. The approx. 10 acre site consists of sandstone rock shelters, pictographs, petroglyphs, and various bedrock milling features used for food processing.

10. **Holding Agency Use:** Activities conducted throughout the NASA-owned property have included research, development and testing of rocket engines associated with the Apollo and Space Shuttle Programs, and for Air Force missile programs. At its peak, Area II contained some 125 buildings and other structures, many of which have been demolished during the past three decades. It also included several ponds for containing cooling water that had been used for rocket testing.

11. Continuing Use: Access to the property is required by NASA to conduct site investigation and remediation work. Additionally, the Environmental Protection Agency, Region IX has acquired use of an approx. 5.7 acre parcel of mostly paved land including Building 204 located in Area II by way of a temporary Federal transfer for use in conducting a radiological survey of IV and the northern buffer area. There are also a number of outgrants for the purpose of providing easements and rights of way for roads and utilities, several of which cross from one administrative area into another.

12. Range of Possible Uses: The Ventura County General Plan (future use) is Open Space - 10 acre minimum. State of California officials have indicated their desire to see the entire SSFL site preserved as park/open space.. Lack of past disclosure regarding environmental contamination has resulted in local distrust regarding adequate cleanup and reuse of the facility. Indications are that many groups oppose residential, commercial or industrial reuse and favor open space/park use.

The California legislature passed SB990 in January 2008, which mandates cleanup of the facility to the state's highest standard (agricultural) even though agricultural is not the likely reuse. In addition, SB990 would prohibit transfer of any land at the facility before certification by state regulatory officials that the site has been cleaned to the state's highest level. Attorneys for GSA, NASA and DOE have concerns that SB990 may be unconstitutional as applied to their agencies, and have consulted with the Department of Justice.

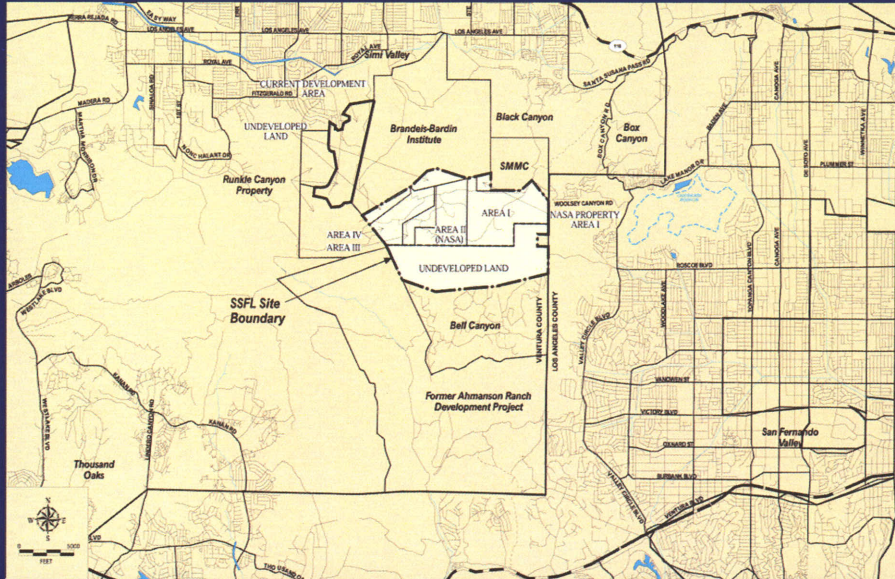
Boeing has indicated that if certain conditions were met, it would be willing to consider conveying its land to the state for use as a park in perpetuity.

13. Reimbursement: Full reimbursement at fair market value is required. A determination of value will be made, and upon request, furnished to any agency having a need for the property.

14. Interests Expressed: The State of California has expressed interest in possibly acquiring the entire SSFL site. Additionally, a large number of community interest groups have expressed interest in ensuring that the entire SSFL site remains undeveloped and used for open space.

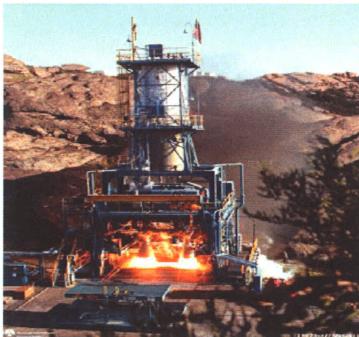
15. GSA Representative: Tom Doszkocs
Senior Realty Specialist
Phone: 619-557-5029
Fax: 619-557-2929
E-mail: tom.doszkocs@gsa.gov

Santa Susana Field Laboratory Regional Map



Various Sites in Area II

Coco A-3 Test Stand SSME Night Firing



Alfa -3 Test Stand RS -27 Firing



Delta Test Area



Storable Propellants Area



Control Center

